

Call to Order:

The meeting was called to order at 7:40 pm. Present were Chairman, Paul Salafia, and members, Vincent Chiozzi (arrived at 7:55 pm), John McDonnell and associate member Joan Duff ; also present were Director of Planning, Paul Materazzo, and Planner, Jacki Byerley.

I-93 Update & Town Meeting 2010:

Mr. Materazzo reviewed his memo to the Board, dated June 19, 2009, which updated the Board on the June 18th Task Force Meeting. Presentations were given from three consultants on their approach to implementing Form Base Code and which concluded with the selection of the consulting organization who will lead the project. Ms. Duff was present at the Task Force Meeting and gave her perspective of the meeting, including the selection process for the consultant. Joan Duff also gave an update on the alternative interchange ideas. Mr. Materazzo reviewed the public workshop.

Mr. Materazzo briefly reviewed his memo to the Board dated June 17, 2009 outlining the 5-year zoning by-law revision/update plan.

Open Space:

Mr. Materazzo reviewed a memo to the Board from the Director of Conservation, Robert Douglas, dated June 19, 2009, requesting the Board review and submit any comments on the Open Space & Recreation Plan.

Minutes:

On a motion by Ms. Duff, seconded by Mr. Chiozzi, the Board voted to approve the minutes for April 14, 2009. **Vote** Unanimous (4-0)

Town Yard& Main Street Updates:

Mr. Materazzo updated the Board on the Town yard and Land Use Development in that area and noted that the Main Street project is 85% complete.

Celestial Circle:

The Board opened the public hearings on an application by Rayvon Realty Trust for a nine lot Definitive Subdivision Plan, a Special Permit for a Cluster Development and a Special Permit for Earth Movement, entitled Celestial Circle located off Sunset Rock Road. Ms. Byerley reviewed her memo to the Board dated June 15th including the applicant's request to withdraw without prejudice the definitive subdivision plan filed on May 28, 2009 and to continue the public hearings for the two special permits without discussion until the July 14th meeting. On a motion by Mr. Chiozzi, seconded by Mr. McDonnell, the board voted to accept the applicant's request to withdraw the definitive subdivision plan entitled Celestial Circle without prejudice. **Vote** Unanimous (3-0)

On a motion by Mr. McDonnell, seconded by Ms. Duff, the Board voted to continue the public hearings for a Special Permit for Cluster Development and Special Permit for Earth Movement entitled Celestial Circle without discussion until July 14 at 8:15 p.m. **Vote** Unanimous (4-0)

Phillips Academy:

Ms. Byerley reviewed her memo to the Board dated June 15, 2009 and reviewed Phillips Academy request for clarification to the language of condition # 18.b. Michael Williams, Director of Facilities representing Phillips Academy, noted that the condition as written takes away 4 hours a week from the current operating schedule. Some of those hours are currently rented to users who have been with Phillips for years. Mr. Williams did note that the neighbor would like the hours restricted to 10 p.m. but Phillips would like the hours restored. On a motion by Mr. McDonnell, seconded by Ms. Duff, the Board voted to amend condition # 18.b the hours of operation for September: **From:** September to Mid-April: 6AM to 10 PM, seven days a week; **To:** September to Mid-April: 6AM to 11 PM, seven days a week. **Vote** Unanimous (4-0)

Chinmaya Mission:

The Board took up the discussion that was continued from the June 9th meeting on an application by Chinmaya Mission for a modification of a previously approved Site Plan Review, initially approved in Feb. 2001 and modified in Sept. 2004. The modification would allow for a building expansion of 2,215 s.f. and parking lot expansion from 79 to 92 parking spaces. Ms. Byerley reviewed her memo to the Board dated June 19, 2009 and the issues to be reviewed. Ms. Byerley gave an overview of the previous approvals and modifications and noted that the parking requirement for the occupancy is being met. The Board questioned the parking configuration and queuing on Union Street. Forrest Lindwall of Mistry Associates, Inc. representing Chinmaya Mission Boston, noted that he does not foresee any queuing problems on Union Street and noted they can't expand the parking lot to the back of the building due to wetland constraints. Ms. Byerley reviewed the Safety Officer's opinion of queuing on Union Street and noted that he indicated that the type of use does not lend itself to that type of problem. Ms. Byerley continued to review her memo and the new landscape plan that calls for the 8' fence to be removed and a vinyl fence installed in its place. Mr. Lindwall noted that the dead trees will be removed and the other remaining shrubs will be inspected once a year. He also reviewed the Order of Conditions and noted that the Operation and Maintenance Plan did not require cutting the lawn in the detention basin, but they need to meet with the Conservation Commission and DPW to see what should be cut and how much. Ms. Byerley noted that DPW has reviewed the drainage and is satisfied with what was submitted. Karen Fraser of 11 Kenilworth Street questioned the length of the fence. Karen Felton of 385 North Main Street noted that the new fence is 24' shorter than the existing fence and would like it extended to the hydrant. Mr. Linwood noted the fence was 145' long and the applicant agreed to extend the fence another 8'. The Board discussed the landscaping and the maintenance of the landscaping. On a motion by Mr. McDonnell, seconded by Mr. Chiozzi, the Board voted to close the discussion on an application by Chinmaya Mission for a modification of a previously approved Site Plan Review approved in Feb. 2001 and modified in Sept. 2004. The modification would allow for a building expansion of 2,215 s.f. and parking lot expansion from 79 to 92 parking spaces. **Vote** Unanimous (4-0)

Adjournment: The Board voted to adjourn the meeting at 9:00 p.m.